

COMMUNITY DEVELOPMENT

DEVELOPMENT HIGHLIGHTS

Iron Works Village | 601 West Bates Avenue ►

Project: 136 townhomes, condominiums, and single-family for sale units

- Construction continues on first six homes
- Construction has begun on townhomes
- **First homeowners to move in by late Spring**



600 West Bates Avenue ►

Project: Artist Studio

- Construction continues
- **Occupancy anticipated in March**



3555 South Clarkson Street ►

Project: 6-story assisted living and memory care facility

- Construction is underway



Swedish Medical Center | 501 East Hampden Avenue ►

Project: Parking Garage



3570/3576 South Logan Street ►

Project: Two buildings comprising a gross leasable area of 5,700 square feet. Medical and retail tenants being sought.

- Construction continues



3615 South Elati Street ►

Project: City of Englewood Police Department

- **Foundation permit has been issued and construction is underway.**



Medical Office Building | 506 East Hampden Avenue

Project: A proposed five-story, mixed-use development with 14,000 square feet of retail (ground floor) and 104,000 square feet of medical office. The building proposes self-contained parking offering valet parking and 325+ parking spots in a covered structure.

- **A neighborhood meeting was held on Thursday, February 8, 2018.**

1327 West Tufts Avenue

- A neighborhood meeting has not been rescheduled at this time. The developer is exploring next steps.

2780 South Broadway

Project: New, 3,000 square foot dental office

- Permit was issued December 27, 2017.

WELCOME



With the recent hiring of Chief Redevelopment Officer, Dan Poremba, the City of Englewood is increasing its focus on implementing redevelopment programs and projects. Reporting to the Director of Community Development, Brad Power, Dan will coordinate closely with all City departments, as well as property owners and the real estate development community. Increased focus on redevelopment will enable Englewood to:

- Attract new employers/jobs, businesses and retailers (in tandem with the City's economic development programs)
- Bring new private real estate investment to areas within Englewood that require redevelopment to enhance their attractiveness, value and economic vitality
- Protect and grow its property values and tax revenues, a critical component of the City's financial future

Dan brings strong experience with the development, redevelopment and financing of complex projects, many in the Denver area. He has worked for large real estate developers, owners and financial institutions as well as public sector entities. Most recently he worked for the City of Denver as the Senior Vice President of Commercial Real Estate at Denver International Airport where he oversaw the successful start-up of the airport's commercial development program. Dan is a Denver native who received his BS degree from CU-Boulder and later attended UCLA where he received his MBA and JD degrees.



Erik Sampson was recently hired as a Planner II and will be working on a variety of upcoming projects including short-term rental regulations. He also serves as the staff liaison to the Englewood Historic Preservation Commission. Erik received his MA in Urban & Regional Planning from the University of Iowa in 2012. Prior to joining the Community Development team, Erik worked as a regional planner for Clear Creek County.

He and his wife, Angie, have lived in Colorado with their two cats since 2013. Erik enjoys travel, skiing, local breweries, and is always on the lookout for a good book to read.

BOARDS AND COMMISSIONS

Alliance for Commerce in Englewood

- Sarah Hughes provided an update on the Small Business Administration and the small business week activities.
- ACE member, Nathan Hoag, provided a brief presentation on *Change the Trend Task Force*.

Board of Adjustment of Appeals

- On March 14, the Board will consider variances to reduce the required ground floor commercial space from the required 50.1 percent to 0 percent to develop five townhomes, and to reduce the minimum required width for a two-way parking aisle from the required 24 feet to 20 feet.

Address: 3246 South Lincoln Street

Historic Preservation Commission

- The Commission reviewed and discussed the community recommendations for the Loretto Heights Campus Redevelopment.

Planning & Zoning Commission

- On March 6, the Commission viewed and discussed the Urban Land Institute Healthy Corridors - South Broadway video. The Commission also reviewed and discussed their Bylaws.

NEW BUSINESSES

Shear Hairanola	1610 E Girard Pl Q	Styling Salon
AKI Sushi	3484 S Broadway	Restaurant
LOLA Salon	3868 S Broadway	Styling Salon
Bobbie Cummings	1610 E Girard Pl Q	Styling Salon
Chemistry Hair Lab	1610 E Girard Pl Q	Styling Salon
Collective Mind Technologies	2742 S Lincoln St A	Information Services
Hand and Stone Massage	5050 S Federal St 25B	Spa Services
D. Light Design	1576 E Girard Pl 1233	
Duffer Haus	3470 S Broadway	Restaurant
Eaton Sales & Service LLC	2000 W Union Ave	
Images Flooring LLC	1820 W Evans Ave	Contract Construction
Savannah Skin LLC	1610 E Girard Pl	Styling Salon
Lauren Hendricks LLC	1610 E Girard Pl	Styling Salon
The Beadster	4900 S Pearl St	Women's Accessory

BUSINESS WORKSHOPS AND TRAINING

SECOND ANNUAL BUSINESS EXPO
THURSDAY, MARCH 15, 2018
8:00 AM – 9:30 AM
COMMUNITY ROOM

Come hear from Brad Power, Englewood's Director of Community Development, the Small Business Administration Colorado District Office, and the Director of the Colorado Small Business Development Center (SBDC) Network. Don't miss this opportunity to learn more about business resources designed to help your small business succeed!

Representatives from Englewood's economic partners will participate in the EXPO and will have information and resources available to support small businesses.

LEADING EDGE Business Plan in a Day
April 13, 2018 | 9:00 AM - 4:00 PM
Englewood Civic Center, Third Floor

ONE-ON-ONE CONSULTING
April 19, 2018 | 8:00 AM - 4:00 PM
Englewood Civic Center, Third Floor

MARKETING FUNDAMENTALS
April 26, 2018 | 6:00 PM - 8:00 PM
Englewood Public Library

ONE-ON-ONE CONSULTING
May 17, 2018 | 8:00 AM - 4:00 PM
Englewood Civic Center, Third Floor

ECONOMIC DEVELOPMENT GRANTS

Business Environmental Compliance Grant

This new program provides grants up to \$5,000 to support the installation of required environmental control devices that protect the integrity of the sanitary sewer collection system, wastewater treatment facility and the community's vital natural resources. Grants can be used for installation of structures, devices or equipment, such as grease and sand/oil interceptors, flow equalization units, gravity traps or mercury separators.

- **Approved:** Dolan Geiman, Inc. - \$2,500 to fund the installation of a 500 gallon sand oil interceptor at the new art studio at 600 West Bates Avenue.

Business Initiation Grant

- **Approved:** Scented Studio - \$2,500 to fund tenant improvements that will allow for the business to extend the lease term.
- **Approved:** Peace Cellar - \$2,500 to fund tenant improvements that will allow this business to relocate to a new space in Englewood.

OTHER BUSINESS

- **3394 South Broadway:** The Tabletop Tap is **now open**.
- **3470 South Broadway:** Duffer House. This space is approximately 5,700 square feet and will be a bar that features “life-size interactive games.” **Opening in March**
- **3356 S. Broadway: Evening Elegance.** This new business will sell women’s accessories, shoes, home goods and lingerie. **Opening in March**
- **3494 South Broadway:** Peace Cellar has relocated from 3143 South Broadway. The store is **now open** in its new location.
- **3496 South Broadway:** Samadi Yoga studio has leased the space, and tenant finish is underway. An opening date has not been announced.
- **2750 South Broadway:** Plans are under review for a 3,786 sq. ft. building.
- **Broadway and Englewood Parkway:** Commercial space at Broadway+Acoma Lofts, Unit # 3 is leased to PokeCity Hawaiian Bowl.
- **2749 South Broadway:** Hair salon is finalizing tenant finish plans and remodel will be underway shortly.



Peace Cellar received a \$2,500 Business Initiation Grant to fund tenant improvements that allowed them to relocate to 3494 South Broadway